



# TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56039 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Starke  
Jurisdiction City of Knox  
Allocation Code T75018  
Allocation Area Name Knox Redevelopment Area

Form Prepared By:

Name Jason Semler  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number (317) 465-1500  
E-mail Address semler@umbaugh.com

1) 2016 Pay 2017 Base Assessed Value of Allocation Area	<u>7,498,985</u>	
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area	<u>2,775,395</u>	
3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$10,274,280</u>
4) 2017 Pay 2018 Net Assessed Value of Allocation Area	<u>10,280,087</u>	
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area		
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area		<u>\$10,280,087</u>
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00057</u>
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$7,503,259</u>
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$2,776,828</u>
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.3789</u>
14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$93,826</u>
15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area		<u>3.3789</u>
2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00057</u>

I, Katherine Chaffins Auditor, of Starke County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/26/17  
Katherine Chaffins  
County Auditor (Signature)

Katherine Chaffins  
County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Knox Redevelopment Area

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony Schaafsma  
Commissioner, Department of Local Government Finance

7/27/17  
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018**

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Starke  
Jurisdiction Starke County  
Allocation Code 775005  
Allocation Area Name Sysco EDA

Form Prepared By:  
Name Jason Semler  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number (317) 465-1500  
E-mail Address semler@umbaugh.com

1) 2016 Pay 2017 Base Assessed Value of Allocation Area	<u>301,909</u>
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area	<u>181,691</u>
3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$483,600</u>
4) 2017 Pay 2018 Net Assessed Value of Allocation Area	<u>463,500</u>
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area	
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area	<u>\$463,500</u>
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>0.95844</u>
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$289,362</u>
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$174,138</u>
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>1.6551</u>
14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$2,882</u>
15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area	<u>1.6551</u>

**2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**0.95844

I, Katherine Chaffins Auditor, of Starke County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7/26/17Katherine Chaffins  
County Auditor (Signature)Katherine Chaffins  
County Auditor (Printed)**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

Sysco EDA

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Christy L. Schaafsma  
Commissioner, Department of Local Government Finance7/27/17  
Date (month, day, year)



# TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Starke  
Jurisdiction City of Knox  
Allocation Code T75020  
Allocation Area Name Knox Industrial Park

Form Prepared By:  
Name Jason Semler  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number (317) 465-1500  
E-mail Address semler@umbaugh.com

1) 2016 Pay 2017 Base Assessed Value of Allocation Area	<u>16,002,665</u>
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area	<u>1,601,115</u>
3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$17,603,780</u>
4) 2017 Pay 2018 Net Assessed Value of Allocation Area	<u>18,296,740</u>
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>660,460</u>
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area	
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area	<u>\$17,636,280</u>
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>1.00185</u>
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$16,032,270</u>
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$2,264,470</u>
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>3.3789</u>
14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$76,514</u>
15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area	<u>3.3789</u>
2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	<u>1.00185</u>

I, Katherine Chaffins Auditor, of Starke County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/26/17  
Katherine Chaffins  
County Auditor (Signature)

Katherine Chaffins  
County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Knox Industrial Area

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L. Schaafsma  
Commissioner, Department of Local Government Finance

7/27/17  
Date (month, day, year)

